

CHILD CARE CENTRES

STATUS:	Council Policy - <i>A strategic policy that sets governing principles and guides the direction of the organisation to align with community values and aspirations. The policy has a strategic focus and aligns with the Mission, Vision and Strategic Directions.</i>
	Council policies are developed and reviewed by the Policy Committee.
RESPONSIBLE DIRECTORATE:	Planning and Community Development
OBJECTIVE:	To provide guidelines for the location, siting and design of Child Care Centres to ensure that such developments are compatible with, and avoid adverse impacts on, the amenity of adjoining and surrounding areas.

AUTHORITY

This policy has been prepared in accordance with Clause 8.11 of the City of Joondalup District Planning Scheme No 2 which allows Council to prepare planning policies relating to planning or development within the scheme area.

POLICY AREA

This policy applies to the whole of the City of Joondalup.

POLICY STATEMENT

A Child Care Centre means premises providing a service for the casual, part-time or day-to-day care of children as defined within District Planning Scheme No 2 (DPS2).

In considering applications for Child Care Centres, Council shall take the following criteria into consideration:

1 Location

The appropriate location of Child Care Centres is crucial in avoiding adverse impacts on surrounding properties, particularly in terms of additional traffic, car parking and noise.

1.1 Neighbouring Uses

To minimise potential adverse impacts such Centres may have on the amenity of residential properties, wherever possible, it is preferred to locate Child Care Centres adjacent to non-residential uses such as shopping centres, medical centres or consulting rooms, schools, parks and community purpose buildings.

1.2 Road Hierarchy

In Western Australia, Main Roads Western Australia lists the types of roads that perform designated functions required of the road network. This is known as the 'Functional Hierarchy of Roads'. The suitability of locating Child Care Centres on the different types of roads is considered in this policy.

Residential amenity, safety and aesthetics take priority in considering vehicular access for Child Care Centres. Child Care Centres should be located on Local Distributor roads in such a manner that they would not conflict with traffic control devices and will not encourage the use of nearby Access Roads for turning movements.

As Child Care Centres can be reasonably high traffic generators, vehicular access should not be located on District Distributor Roads, the primary function of which is to cater for through-traffic. Only under exceptional circumstances may vehicular access be considered from a District Distributor or Access Roads.

2 Parking and Traffic

2.1 Traffic Impacts and Safety

Council shall have regard to the need to minimise disruption of existing traffic safety measures and traffic flows in close proximity to proposed Child Care Centres, the potential for substantial traffic increases, particularly on residential streets, and the provision of safe access to proposed on-site car parking areas.

2.2 Design and Location of Car Parking

Car parking is to be located on site in an arrangement that enables a free flow of traffic movement internal and external to the site. Vehicular access to and from must enable vehicles to move in a forward direction. A car park design using 'one-way' traffic flow, shown as Type 1 on Figure 2 is preferred. Alternatively, a 'two-way' crossover shown as Type 2 is required. Incorporation of a designated 'pick-up/drop-off' area is recommended to reduce congestion and improve safety for patrons and prevent traffic build-up on access roads.

Car parking and associated driveways should be easily visible from the street to encourage patrons to park on-site instead of road verges. Car bays that are least visible or difficult to access should be allocated for staff use.

Landscaping of car park areas abutting a street is required in accordance with the requirements of DPS2.

A Traffic and Road Safety Impact Report, including consideration of traffic flows to and within the on-site car park, is required with all Child Care Centre applications.

2.3 Number of Car Bays

The required number of car parking bays required to be provided onsite is set out in Table 2 of DPS2, and in Figure 1 of this policy. The allocation of car parking bays for use of disabled persons is required in accordance with the provisions of the Building Code of Australia, being 1 bay for every 100 car parking bays or part thereof.

3 Building Design and Outdoor Play Area

3.1 Orientation and Building Setbacks

Building setbacks are to be in accordance with the requirements of DPS2, or any relevant Structure Plan. Council may consider the exercise of discretion to vary the setback provisions under DPS2 for Child Care Centres located in the Residential zone, in order to more appropriately reflect the existing building setbacks in the immediate vicinity.

Openings to activity rooms and doors to the outside should be orientated in such a manner as to minimise noise to adjoining properties. A Noise Impact Assessment is required to be submitted with all Child Care Centre applications.

3.2 Outdoor Play Areas

Outdoor play areas should be located away from adjoining noise-sensitive premises such, as residences where possible. In order to assist in minimising noise from these areas and to screen these areas from sources of pollution, such as vehicular traffic, suitable fencing or landscaping must be considered.

A portion of the outdoor play area with play equipment is required to be covered with a shade structure for sun protection. The colours of shade or sailcloth should be considered in relation to the streetscape and surrounding properties.

3.3 Noise Attenuation

The layout and design of Child Care Centres shall include noise attenuation measures to reduce the impact of the use on adjacent and surrounding properties. Noise-generating activities such as play areas, vehicle accessways, car parking areas and any plant and equipment are to be located away from noise-sensitive land uses, such as residences.

The design and construction of Child Care Centres shall also include measures to reduce the impacts of noise from external sources, to achieve acceptable indoor noise limits. These measures should include consideration of the size and placement of windows and doors, the use of double glazing, and the location of vehicle accessways, car parking areas and any plant and equipment.

A noise impact assessment report must be submitted with applications to the City for Child Care Centres.

4 Landscaping

4.1 On-site

Landscaping for Child Care Centres is required in accordance with DPS2.

4.2 Verge

The verge areas of all Child Care Centres are required to be suitably landscaped, reticulated and maintained to discourage patrons from parking on the verge. Under no circumstances is the verge to be paved or sealed as this would encourage its use for parking, compromising safety by inhibiting visibility and detracting from the amenity of the area.

4 Operating Times

Within the Residential zone, days and times of operation are restricted to 7.00am to 6pm weekdays and 8am to 1pm Saturday, unless otherwise approved by Council. Operation of Child Care Centres on Sundays within the Residential zone will not be approved by Council.

5 Application and Advertising

6.1 Applications

A planning application for a Child Care Centre requires submission of a Metropolitan Region Scheme (MRS) Form 1 - Approval to Commence Development. In addition to the general requirements for planning applications, the following are required:

- i) Traffic and Road Safety Impact Report;
- ii) Noise Impact Assessment.

6.2 Advertising

In view of the potential of Child Care Centres to generate significant traffic and noise, all applications will, at a minimum, be advertised to adjoining and affected properties, require a sign to be erected on site, and a notice placed in the local newspaper.

7 Related Documents

District Planning Scheme No 2
Planning Application Fact Sheet
Child Care Services (Child Care) Regulations 2006
Child Care Services Regulations 2007
Functional Hierarchy of Roads – Main Roads WA

Amendments: CJ206-10/05 CJ207-10/07 CJ126-07/08

Related Documentation:

Issued: September 2009

PARKING FOR CHILD CARE CENTRES

CHILDREN	BAYS
<25	5
26 — 30	6
31 — 56	7
57 — 64	8
65 — 72	9
73 — 80	10
81 — 88	11
89 — 96	12
97 — 104	13
105 +	14

NOTE: ABOVE BAYS ARE FOR NUMBERS OF CHILDREN ONLY. ADDITIONAL BAYS ARE REQUIRED FOR EACH STAFF MEMBER, IN ACCORDANCE TO DPS2

Figure 1

PARKING LAYOUTS

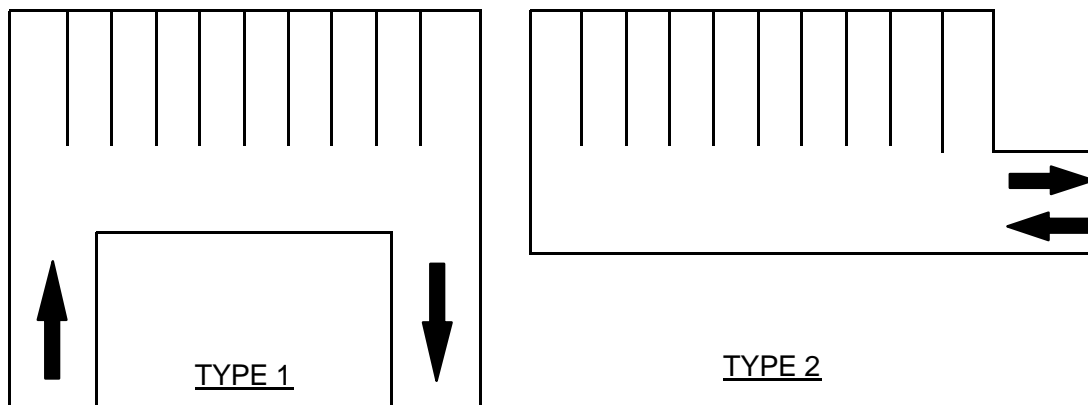


Figure 2